

# **North County Multiple Species Conservation Program Plan --**

## **Frequently Asked Questions**

### **1. What is the Multiple Species Conservation Program (MSCP)?**

The MSCP is a regional plan to ensure the long-term survival of sensitive plant and animal species and protect the native vegetation found throughout San Diego County. The MSCP addresses the potential impacts urban growth may have on natural habitat loss and species endangerment and creates a plan to mitigate for the possible loss of sensitive species and their habitats. Large-scale open-space preserves are created through acquisition of land by private and public entities as well as through the development process as landowners set aside open space for mitigation purposes. Where appropriate, these large-scale preserves will be available to the public for hiking and other recreation.

The MSCP was the result of a cooperative effort by local, state and federal governments and private organizations. The County Board of Supervisors approved the first MSCP Subarea Plan for the southwestern portion of the County in October 1997. The North County MSCP (NCMSCP) Plan is the next step in this comprehensive planning program for the unincorporated portions of San Diego County. An East County MSCP Plan is in its initial planning stages.

### **2. Why was the MSCP developed?**

The MSCP was developed to conserve native vegetation communities and associated species, rather than focusing on single species on a project-by-project basis. Historic loss of native vegetation communities resulted in many wildlife species becoming increasingly rare, and in some cases threatened with extirpation or extinction. Without a plan to conserve multiple species, federal and state species listings would continue, thereby placing constraints on future development adversely affecting the housing availability and the overall economic health of the region. By protecting several species, the MSCP decreases the need for additional state and federal species listings resulting in a streamlined and cost-effective process for complying with federal and state laws..

### **3. What areas are covered by the NCMSCP Plan?**

The NCMSCP Plan will cover the northwestern portion of the unincorporated area of the County. The North County planning area includes lands above the Lake Hodges area, west to Rancho Santa Fe, east towards Ramona, and continuing north to the Riverside County border. This includes the communities of Bonsall, De Luz, Fallbrook, Harmony Grove, Lilac, Pala, Pauma Valley, Rainbow, Ramona, Rincon Springs, Twin Oaks Valley, and Valley Center. The NCMSCP Plan Area can be viewed at: [http://dplu-mscp.sdcounty.ca.gov/8\\_nocoup/ncupd.html](http://dplu-mscp.sdcounty.ca.gov/8_nocoup/ncupd.html)

### **4. How do I find out if my property is within the NCMSCP?**

You may contact the Department of Planning and Land Use at (858) 565-5981 to inquire about your property. You may also view an interactive map on the SanGIS website ([www.sangis.org](http://www.sangis.org)) to locate your property. This map will show designations for your land or community according to the current draft map.

To use the SanGIS interactive mapping application:

- 1) Go to the SanGIS website [www.sangis.org](http://www.sangis.org)
- 2) Click on the "Interactive Mapping" link.
- 3) Follow the "SanGIS Interactive Maps" link to the application.
- 4) When the map is displayed, click the MSCP button above the map.
- 5) To find your property use one of the navigation buttons on the top (e.g., "find address", "find parcel").
- 6) Once the map of your property appears you can expand the MSCP menu on the right side of the screen.
- 7) To find out if your property is within the NCMSCP planning area make sure the "Habitat Conservation Planning Areas" box is checked. This plan is referred to as "MSCP – No. County Subarea." If you are within the North County MSCP and you wish to see designations for your property or community, check the box next to "North County MSCP Unincorporated Factors."

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### **5. What is a Pre-Approved Mitigation Area (PAMA)?**

A PAMA is an area identified by the Wildlife Agencies for high biological value in which conservation will be encouraged. This will be done by providing mitigation\* ratios that favor developing outside of the PAMA and mitigating inside the PAMA. These areas may also be targets for acquisition by various entities from willing sellers when funding is available.

\*Mitigation - actions to help lessen the severity of a project's impact on the environment. Examples include preserving habitat by open space easement, purchasing "mitigation credits" in a mitigation bank, restoring natural areas, or by other means. Existing Federal and State regulations require reduction of impacts through mitigation for impacts.

### **6. Will I still be able to develop my land if it is included within the PAMA?**

Currently, landowners must apply to the State and Federal wildlife agencies for permits related to endangered species. However, under the MSCP, landowners will be covered by the County's permit and obtain "Third Party Beneficiary Status" which means they will no longer have to apply to the State and Federal agencies for a permit. Under the MSCP, some development projects will be exempted from State and Federal Regulations; others will need to meet certain criteria as negotiated by the County and the federal and state wildlife agencies in order to be approved.

In general, building single-family residences will not require environmental review and will therefore not be affected by the MSCP. Subdivisions of land, or other discretionary actions, will require environmental review (with some exceptions) and will need to conform to the preset guidelines and criteria in the NCMSCP.

### **7. How will being in the MSCP affect the processing of my subdivision/permit?**

The time and costs involved with the environmental review of your project should not be significantly affected due to the MSCP. Currently, a number of factors affect development including critical habitat designations and listings of species as rare and endangered. Your project may require revisions depending on its location within the NCMSCP, timing of your tentative map approval, and the biological resources present on the site. You may also be required to provide mitigation for any impacts your project might have on sensitive resources. .

### **7. Will the government condemn my land for the MSCP?**

in accordance with the Board of Supervisors deal points adopted as part of the first MSCP Plan, the County will only purchase lands from willing sellers. Federal and State agencies involved with land acquisition have stated similar restrictions on condemnation.

### **8. Can I clear vegetation for fire safety within the MSCP?**

Yes. County Fire Marshals require the clearing of hazardous vegetation close to houses and buildings in the unincorporated area. However, citizens raise concerns as to whether these activities would be in violation of the State and Federal Endangered Species Acts. In response to these concerns, the County Fire Chief's Association and the wildlife agencies, i.e., California Department of Fish & Game (CDFG) and U.S. Fish & Wildlife Service (USFWS), signed a Memorandum of Understanding (MOU) in 1997. This MOU allows private landowners to comply with a Fire Marshal's Order, which is generally 100 feet of clearing, without being subject to enforcement under the Endangered Species Act.

Clearing in areas beyond that required by the Fire Marshal's Order may require permits issued by Federal, State, and/or County authorities. For more information, please contact the Department of Planning and Land Use, Zoning Information Counter, at (858) 565-5981 or 1-888-267-8770, CDFG at

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(858) 467-4201, and USFWS at (760) 431-9440.

### **9. How will conserved habitats and species be managed?**

The Framework Management Plan created for the existing MSCP in southwestern San Diego County is available on our website ([http://cosda102.co.san-diego.ca.us//3\\_ia/FrameworkMgmtPlanText.pdf](http://cosda102.co.san-diego.ca.us//3_ia/FrameworkMgmtPlanText.pdf)). This document explains how lands are being managed. Adaptive management is used on all preserves, so that management techniques will change as monitoring information indicates that it should. This plan is being revised for the NCMSCP Plan and will be circulated with the Plan during public review.

### **10. What happens if new species are listed after this plan is approved?**

The goal of the MSCP is to adequately conserve habitat to prevent future listings of species. Those on the list of covered species will not require any additional restrictions and would be covered under the County's incidental take permit. For species not on the list, there are specific provisions in the plan that include evaluating if the habitat required by the species is adequately covered by the MSCP. The County may seek to amend its agreement with the Wildlife Agencies to gain "coverage" for the newly listed species. This is currently being done for the Quino checkerspot butterfly in the accepted South County MSCP Subarea Plan.

### **11. What are the agriculture policies in the NCMSCP Plan?**

The County recognizes that agricultural lands have conservation value for endangered species and wildlife in general. A unique opportunity exists in San Diego County to coordinate habitat conservation programs, such as the MSCP, with working landscape (agricultural) programs. MSCP and working landscape programs complement each other by conserving resources and providing regulatory relief to landowners. The County is investigating opportunities for funding sources to assist in maintaining working landscapes. For more information on developing concepts to provide incentives to agricultural landowners, please visit the "Conservation and Working Landscapes" link at [http://dplu-mscp.sdcounty.ca.gov/pub\\_out/WorkingLandscapes.htm](http://dplu-mscp.sdcounty.ca.gov/pub_out/WorkingLandscapes.htm)

### **12. Will there be opportunity for more public input before the NCMSCP Plan is adopted?**

Yes. There are still many opportunities for public input on this Plan. After the Planning Commission workshop on February 4, 2005, there will be further workshops with various stakeholder groups. A Joint Environmental Impact Statement/Environmental Impact Report (EIS/EIR) will be prepared and sent out for public review and comment during 2005. After further public review, the Plan will be considered at public hearings by the Planning Commission and Board of Supervisors.

### **13. How do I contact MSCP for more information, maps, or to provide input?**

Visit our website at [www.mscp-sandiego.org](http://www.mscp-sandiego.org) for more information on MSCP and related topics. To request additional information, provide input, or request maps please write us at [MSCP@sdcounty.ca.gov](mailto:MSCP@sdcounty.ca.gov) or

*County of San Diego  
Department of Planning & Land Use  
MSCP Division  
5201 Ruffin Road, Suite B  
San Diego, CA 92123.*

You can also obtain MSCP maps from SanGIS at <http://www.sangis.org/>. There is a cost for reproduction associated with the maps.

The *MSCP News* is a quarterly newsletter that provides information on recent acquisitions, relevant

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changes to the law, and general information. To be added to the mailing list for MSCP News please email us or call Jeremy Buegge at (858) 694-3719 or Christine Brochard at (858) 694-3004. For other general questions about the MSCP, please contact Adam Wagschal at (858) 495-5254 or Jeremy Buegge at (858) 694-3719. For questions relating to the processing of private or public projects and their conformance to the MSCP, please contact Mindy Fogg at (858) 694-3831.